

June 19, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07PS0343

Orleans Homebuilders
(Woodbridge Condominiums Phase VII)

Clover Hill Magisterial District
Woodbridge Crossing Way, Brandermill

REQUEST: An adjustment to an approved Schematic Plan to allow five (5) decks to encroach into the required twenty (20) foot setback for a condominium development with twenty-four (24) buildings/units.

RECOMMENDATION

Staff recommends approval for the following reasons:

- A. The attached proposed building layout does not differ significantly from the approved Schematic Plan and the encroachment of the five (5) decks into the setback is minimal (affects 220 square feet of common open space).
- B. Adjacent property owners approve of the adjusted layout. Both the Brandermill Community Association and the Brandermill Golf Course have submitted letters of approval.

GENERAL INFORMATION

Associated Public Hearing Cases:

74S021 – Brandermill / Sea Pines of Virginia
04PR0241 – Woodbridge Crossing Condominiums

Developer:

Orleans Homebuilders

Location:

Woodbridge Crossing Way just south of Genito Road at Woodbridge Crossing Drive.
Tax ID 727-688-8948. (Sheet 9)

Existing Zoning and Land Use:

R-7 with Conditional Use Planned Development

Adjacent Zoning and Land Use:

North - R-7 with Conditional Use Planned Development; Single family residential
South - R-7 with Conditional Use Planned Development; Golf Course
East - R-7 with Conditional Use Planned Development; Golf Course
West - R-7 with Conditional Use Planned Development; Condominiums

BACKGROUND

The subject site was zoned in 1974 as part of the Brandermill CUPD Zoning Case 74SN0021. It is Phase VII of Woodbridge Condominiums, Site Plan 04PR0241. The building layout proposes to extend five (5) decks approximately four (4) to eight (8) feet into the twenty (20) foot setback adjacent to the golf course property. The primary building structures do not encroach into the setback. Condition G in the Textual Statement allows the Planning Commission to reduce this setback during Schematic Plan review.

The impact of all five (5) decks totals 220 square feet of area that encroaches into this setback. The wooded area between the encroaching decks and the golf course also provides screening.

Adjacent property owners approve of the adjusted layout; both the Brandermill Community Association and the Brandermill Country Club have submitted letters of approval. The Country Club is the adjacent property along the setback under consideration. The golf course superintendent for the Country Club inspected the site with the project engineer, and does not have any objection to the deck encroachments. The Brandermill Residential Architectural Review Board reviewed the request and issued a letter dated February 15, 2007, stating that the ARB does not object to the proposed plans to extend the decks into the buffer, subject to the design on the decks when the buildings are submitted for review.

CONCLUSION

Staff recommends approval since the proposed decks have minimal impact in the setback area, adjacent property owners approve of the adjusted layout, and the wooded area provides screening.



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 WOODBRIDGE

CONDO-PHASE VII



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